

Indianola Community Wellness Center

306 East Scenic Valley Ave., Indianola, IA 50125



Elevation View From Southwest

Design Development Phase Report City Council Meeting: 02.21.2012



Indianola Community Wellness Center

306 East Scenic Valley Ave.
Indianola, IA 50125

Operated By:



YMCA of Greater Des Moines

Architect

SVPA Architects Inc.

Landscape Architect

SVPA Architects Inc.

Civil Engineer

Snyder & Associates

Structural Engineer

Tometich Engineering

Mechanical/Electrical Engineer

Hoss & Brown Engineers, Inc.

Pool Consultant

Water's Edge Aquatic Design

**Design Development
02-21-2012**

Cover

Indianola City Council Members

- Ken Bresnan - Mayor
- John Parker Jr. - 1st Ward
- John Sirianni - 2nd Ward
- Eric Mathieu - 3rd Ward
- Pete Berry - 4th Ward
- Pam Pepper - At Large
- Greg Marchant - At Large

Wellness Center Planning Committee

- Ken Bresnan - Mayor
- John Sirianni - City Council
- Mark Vickroy - Past Council
- Jean Furler - Interim City Manager
- Tim Zisoff - Past City Manager
- Todd Kielkopf - Indianola Municipal Utilities
- Vernon Delpesce - YMCA of Greater Des Moines
- Vicky Foresman - YMCA of Greater Des Moines
- Dr. Michael Tieglund - Indianola Community School District
- Darcy Moeller - Indianola Community School District
- Jill Johnson - Simpson College
- Pam Pepper - City Council

SVPA Architects Inc. - Architecture/Interiors/Landscape

- Steve Gray, AIA
- Vitus Bering, AIA
- Sara Herman, IIDA, LEED AP ID+C
- Thad Long, AIA
- Seth Shannon, AIA LEED BD+C
- Laura Peters, ASLA
- Karen Wood, LEED AP

Tometich Engineering - Structural Engineering

- Benjamin Long, PE

Waters Edge Aquatic Design - Aquatic Engineering

- David Schwartz, PE
- Michael Fisher, PE

Hoss & Brown Engineering - Mechanical/Electrical/Plumbing

- Kurt Ewert, PE
- Casey Steiner, PE
- Matt Turley, PE

Snyder & Associates - Civil/Survey

- Dave Moeller, PE
- Eric Cannon, PE

Ball Team – Owner’s Representative

- Bob Sodders
- Mathew Karns



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Project Team

PROJECT STATISTICAL DATA:		
Site Plan:		
Lot Size:	6.63 acres	
Parking Spaces:	234 stalls	
Building Floor Plan:		
Main Floor Level-1:	43,004 Sq Ft	
Upper Floor Level-2:	18,759 Sq Ft	
Total Building Size:	61, 762 Sq Ft	

SITE:
The new building will be constructed in the Summercrest Hills Plat 3 development on Lot 1 of Plat 3 directly north of the new Mercy Clinic building at the northeast corner of Highway 65/69 and East Hillcrest Ave. The site is approximately 6.63 acres in size and has new surrounding public streets installed on the east, west and south sides of the property. The land to the north of the site is currently undeveloped. There will be some significant site grading necessary to establish the building pad and the finish grade on the site. Currently there is about 10’ of fall across the site from east to west. The west portion of the site will require fill to establish a level building pad with cut along the south and east side of the property. The proposed building pad elevation has been set at the 961.5 contour line which will provide good visibility to the facility as you approach the development. The storm water management will be accounted for in a regional basin off site. The site storm sewer will route onsite storm water to the public storm sewer connection on the western portion of the site. The project will include a radial scheme parking lot along the south and west sides of the building. In order to balance the grading plan there will be portions of the west parking lot set at a 4% cross slope. A separate service access drive will be provided at the northeast corner for deliveries and building services. The pavement will consist of heavy duty concrete paving in the main drive, service drive, and bus route through the site with a light duty pavement section for the parking and typical traffic areas. The overall site will provide 234 parking stalls. Water service for the site will be provided from the public main adjacent to the site with on-site hydrants to provide fire protection. Sanitary sewer service will also be provided from the existing service stub in the southwest corner of the site. The project site does contain expansive soils that can shrink or swell with moisture content variations. In order to minimize the risk of movement at footings, slabs and paving precautions indentified in the geotechnical report to over excavate or chemically stabilize the soils are anticipated. A lower (bearing pressure) strength layer of soils was also noted in the report occurring in a layer from about 3 to 14 feet below existing grades. Consideration of an intermediate foundation system is included to mitigate this issue.



BUILDING/STRUCTURE SUMMARY:
The Indianola Wellness Center will be a new freestanding community recreation and wellness facility that will be owned by the City of Indianola and operated by the YMCA of Greater Des Moines. This new community center will also include collaborative funding and programming for shared use with Simpson College and the Indianola Community School District. The anticipated funding sources for the project total **\$14.75 million**. This includes a voter-approved TIF bond of \$12,500,000, a utility franchise fee source of \$200,000, fitness equipment and furnishings allowance of \$500,000 from the YMCA, and \$50,000 in private funding. There is also the possibility of receiving Vision Iowa Grant funds (pending approval) of up to \$483,244. The total gross building square footage is 61,762 SF.

The building will be a two story structure. The first floor has a building footprint of 43,004 sq. ft. and will include an entrance lobby, community room, child watch area, family room, administrative offices, gymnasium, fitness studio, racquetball court, locker rooms, restrooms, and support spaces. Another key component on the first floor is a natatorium with an eight lane competition swimming pool, diving boards, spectator seating for approximately 439 people, and a separate family recreation pool. The second level has approximately 18,759 sq. ft of fitness space and will include dynamic cardio zones, strength and fitness spaces, a second program studio, a two lane elevated walking/running track, and miscellaneous support spaces. The general layout of the building design has been organized in a manner that will allow for future flexibility and expansion. Specific areas for future expansion have been identified for a family size gymnasium, a future competition diving well and a second racquetball court or an aqua therapy space.

The main building structure is load-bearing precast concrete wall panels with architectural precast or exterior masonry veneer. The roof structure is to be constructed of steel roof deck supported by structural steel joists and steel tube trusses providing structure for the larger volume roof spans. The majority of the second floor structure will be constructed of precast concrete hollow core slabs with a 2” concrete topping supported by either steel beams and columns or interior concrete masonry unit (CMU) load bearing walls.

The exterior building shell consists of larger scale (8”x16”) brick masonry, horizontal accent bands of limestone, and architectural precast at the natatorium and gymnasium forms. The architectural precast panels have horizontal accent reveals and will be stained an earth tone color to complement the masonry and stone color pallets within the Summerset Hills development. One of the key building features is the large expanses of glazing to provide day lighting and views for the interior spaces. The glazing is an aluminum framed curtain wall system with horizontal sunshade louvers providing sunlight control and providing a layering of detailed elements adding texture and depth to the exterior skin. Composite metal panels help frame the building entrance which is oriented to the main southwest entry drive. The metal panels are finished to match the aluminum curtain wall window system and complement the masonry and precast concrete finishes.

The design for the building is intended to allow for typical YMCA facility programs, shared community use, fitness and wellness training, and competition swimming. The character of the building will match the quality and dynamic welcoming atmosphere that have been achieved in other recent YMCA of Greater Des Moines facilities.



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Water’s Edge Aquatic Design

Design Development
02-21-2012

Project Summary

AQUATICS:

Two pools are currently being designed, a competition pool and a recreation pool. A 4,743 square foot, 8-lane (7' wide lanes) **Competition Pool** is planned. Water depths vary from 4'-0" to 13'-6" except for the ADA access ramp from zero-depth to 3'-6". Ladders and an ADA lift also provide access into the pool. One 3-meter diving board and two 1-meter diving boards are planned at the deep end of the pool. A water basketball goal and a volleyball net are planned at the shallow end of the pool. The pool is prepared for appropriate competition components. A 1,944 square foot recreation pool is planned. Water depths vary from 1'-6" to 4'-0" except that there is an ADA access ramp from zero-depth to 3'-6". A ladder and ADA accessible stairs will also provide access into the pool. The **Recreation Pool** will have a few sprays in the shallow end of the pool and a couple of floatable play toys in the deeper end. Floors and walls for both pools will be constructed of cast-in-place concrete. The pool shells are to be coated with an epoxy coating except that the top of the walls are to be tiled. A deck-level perimeter overflow gutter system is planned for each pool.

Pool mechanical systems for each pool will include regenerative filters, pumps, surge tanks, chemical feed systems, U.V. treatment systems, pool heaters, PVC piping, and other supporting components. The pool mechanical spaces have been prepared to accommodate systems for a future diving pool and a future therapy pool.



MECHANICAL & ELECTRICAL:

The goal of this construction is to include energy efficient and sustainable solutions that are similar in performance to a LEED Certified construction project. The final design implements sustainable energy saving systems which include geothermal heating/cooling systems, exhaust air heat recovery, high efficiency lighting and lighting controls, geothermal domestic water heaters, and high efficiency condensing-type water heaters for both the domestic water and the pool water heaters. A ground source geothermal system with a separate direct outdoor air system has been selected because of the flexibility in zoning, level of overall comfort, and energy efficiency that it provides to meet the needs of this particular building. A centralized dedicated outdoor air system (DOAS) with an energy recovery feature will exchange energy with the building exhaust, reducing lost energy as much as possible. The system will also dehumidify and pre-condition outdoor air, which provides superior indoor air quality. Separate dedicated dehumidification units will condition each natatorium space, supplied through fabric ductwork. Interior lighting will be energy efficient and will consist of mainly T5 and T5HO lamping. Most of the interior lighting will be controlled with a lighting control panel. The public spaces including the lobby, locker rooms, and fitness and cardio areas will be controlled via a time-clock. The enclosed studio and cardio rooms, the gym, and community room will be controlled with occupancy sensors and a lighting controller interface to modulate the different lighting zones within the rooms. The natatoriums have controls within the pool manager's office. Exterior light poles and HID metal halide fixtures will be full cutoff heads and LED parking lot light fixtures will be bid as an alternate to the base bid. All exterior lighting will be controlled by the lighting control panel. Plumbing fixtures will feature low-flow faucets, showers, and flush valves to help conserve water. During light use, hot water supplied to these fixtures will be heated with a water-to-water heat pump served from the geothermal loop. This system will be supplemented by high-efficiency natural gas water heaters. Within the natatorium, linear trench drains will be located around the pool to provide adequate drainage.



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Site Plan

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Floor Plan - Level 1



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Floor Plan - Level 2



LEGEND

CIRCULATION/SUPPORT SPACE	CHILD WATCH
LOBBY	COMMUNITY ROOM
GYMNASIUM	MECHANICAL/ELECTRICAL/POOL EQUIPMENT
NATATORIUM	PROGRAM STUDIOS
ADMINISTRATION OFFICES	LOCKER ROOMS
FAMILY	FITNESS



UPPER LEVEL FLOOR PLAN
SCALE: 1/16"=1'-0" 18,759 s.f.



Aerial View From Southwest



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Concept Rendering
Aerial

SVPA
Architects Inc.



Elevation View From Southeast



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Concept Rendering
Southeast View

SVPA
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Elevation View of Main Entrance



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Design Development
02-21-2012

Concept Rendering
Entrance

SVPA
Architects Inc.

Design Development Project Budget Report 2/21/2012

Total Construction Cost Estimate:	\$12,994,031
Total Owner Soft costs :	\$1,989,250
Contingency:	\$250,000
Total Project Cost Budget:	\$15,233,281

Funding Sources: \$14,750,000 = ***(-\$483,281)***

* Vision Iowa Funding Request = \$483,244

"What if" No Vision Iowa Funding is Received and
No \$50,000 in Private Funding ?

Total Project Cost Budget = \$15,233,281

Funding Sources: \$14,700,000 = ***(-\$533,281)***

1. Deduct Alternate: remove rock/sub drains at paving	-\$147,507
2. Deduct Alternate: remove competition lockers	-\$30,353
3. Building cost reductions (base bid value engineering)	-\$100,000
4. "Emergency" Deduct Alternate / or Additional Capital Funds	-\$120,000
5. Potential <u>competitive bid</u> cost savings (-1%)	-\$130,000
Total:	-\$527,860

"What if" Actual Bids come in 5%-10% under budget?

1. Consider taking the Add Alternate for Glass Wall at Pools	+\$223,865
2. Consider adding 2nd Racquetball or Aqua Therapy Pool + \$150,000-\$300,000	
3. Adjust the budget for a more conservative Contingency	+\$100,000
4. Option to defer Simpson/School funds for principal/interest?	\$1.5M

Indianola Community Wellness Center: February 21, 2012			
Preliminary Project Budget Design Development Phase (61,703 SF)			
Item:	Quantity	Unit Cost	Total Budget:
Hard Costs - Building Construction	Sq. Ft.	Cost/SF	
Div-1: General Requirements	61,703	\$14.79	\$912,471
Div-2: Sitework (with 4" rock/sub drains at paving)	61,703	\$22.08	\$1,362,102
Div-3: Concrete	61,703	\$21.94	\$1,353,862
Div-4: Masonry	61,703	\$8.37	\$516,350
Div-5: Metals	61,703	\$12.59	\$776,960
Div-6: Woods, Plastics & Composites	61,703	\$2.28	\$140,465
Div-7: Thermal & Moisture Protection	61,703	\$8.25	\$509,211
Div-8: Openings	61,703	\$16.43	\$1,014,075
Div-9: Finishes	61,703	\$17.68	\$1,090,749
Div-10: Specialties (with competition lockers)	61,703	\$3.23	\$199,339
Div-11: Equipment	61,703	\$0.92	\$57,000
Div-12: Furnishings	61,703	\$1.82	\$112,309
Div-13: Special Construction	61,703	\$31.85	\$1,965,176
Div-14: Conveying Equipment	61,703	\$0.64	\$39,600
Div-15: Mechanical	61,703	\$39.47	\$2,435,725
Div-16: Electrical	61,703	\$13.32	\$822,175
Subtotal:	61,703	\$215.67	\$13,307,569

Construction Cost adjustment for State Sales Tax exemption on eligible materials: ***(\$313,538)***

Total Cost of Construction: \$12,994,031

Owner Costs - City of Indianola & YMCA of Greater Des Moines	
Land Costs & Developer Infrastructure (Road)	\$330,000
Architect/Engineering Fees	\$882,650
Owner's Rep / Project Manager	\$120,000
Survey and Geotechnical Report	\$5,000
Construction Testing and Investigation	\$65,000
Owner Legal/Accounting/Bonding Costs	\$50,000
Reimbursables, Printing, Misc. Owner Costs	\$24,000
YMCA fitness equipment & furnishings	\$500,000
Multivista Construction Monitoring	\$12,600
Subtotal Owner Costs:	\$1,989,250
Construction Contingency (approx. 2%)	\$250,000

Total Project Budget: \$15,233,281

Project Funding Sources:	
City of Indianola TIF funding	\$12,500,000
Utility Franchise Fee	\$200,000
YMCA of Greater Des Moines fitness equipment & furnishings	\$500,000
Capitol Funds Simpson/Indianola School District	\$1,500,000
Private Funding	\$50,000
Total Funding Sources:	\$14,750,000
<i>(approx. 3.7% over)</i>	Total Budget Difference: (\$483,281)

Potential Add Alternates:	Vision Iowa Funding Request:	\$483,244
Add Alt-1: Add glass wall between pools	\$223,865	
Total Add Alternates:	\$223,865	



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Budget Update

		Indianola Wellness Center DD Budget Review					
		SD Pricing		DD Pricing			
		Building Square Footage: 61,217 /SF		Building Square Footage: 61,703 /SF		02.21.12	
Division	Cost	Cost	/SF	Cost	Cost	/SF	Difference
1 - General Conditions	\$408,372	\$6.67	/SF	\$372,096	\$6.03	/SF	(\$36,276)
1 - Bonding	\$103,872	\$1.70	/SF	\$97,045	\$1.57	/SF	(\$6,827)
1 - General Liability Insurance	\$97,920	\$1.60	/SF	\$65,649	\$1.06	/SF	(\$32,271)
1 - General Contractor Overhead & Profit	\$389,740	\$6.37	/SF	\$377,681	\$6.12	/SF	(\$12,059)
2 - Sitework	\$1,419,921	\$23.19	/SF	\$1,362,102	\$22.08	/SF	(\$57,819)
3 - Concrete	\$1,448,337	\$23.66	/SF	\$1,353,862	\$21.94	/SF	(\$94,475)
4 - Masonry	\$521,642	\$8.52	/SF	\$516,350	\$8.37	/SF	(\$5,292)
5 - Steel	\$937,269	\$15.31	/SF	\$776,960	\$12.59	/SF	(\$160,309)
6 - Woods & Plastics	\$121,822	\$1.99	/SF	\$140,465	\$2.28	/SF	\$18,643
7 - Thermal Protection	\$523,920	\$8.56	/SF	\$509,211	\$8.25	/SF	(\$14,709)
8 - Openings	\$1,110,818	\$18.15	/SF	\$1,014,075	\$16.43	/SF	(\$96,743)
9 - Finishes	\$1,032,839	\$16.87	/SF	\$1,090,749	\$17.68	/SF	\$57,910
10 - Specialties	\$166,649	\$2.72	/SF	\$199,339	\$3.23	/SF	\$32,690
11 - Equipment	\$53,850	\$0.88	/SF	\$57,000	\$0.92	/SF	\$3,150
12 - Furnishings	\$114,147	\$1.86	/SF	\$112,309	\$1.82	/SF	(\$1,838)
13 - Special Construction	\$1,910,045	\$31.20	/SF	\$1,915,000	\$31.04	/SF	\$4,955
13 - Running Track	\$128,854	\$2.10	/SF	Included above		/SF	(\$128,854)
13 - Racquetball Court	\$144,985	\$2.37	/SF	\$50,176	\$0.81	/SF	(\$94,809)
14 - Conveying System	\$56,000	\$0.91	/SF	\$39,600	\$0.64	/SF	(\$16,400)
15 - Mechanical	\$2,460,785	\$40.20	/SF	\$2,435,725	\$39.47	/SF	(\$25,060)
16 - Electrical	\$836,844	\$13.67	/SF	\$822,175	\$13.32	/SF	(\$14,669)
Sub-Total	\$13,988,629	\$228.51	/SF	\$13,307,569	\$215.67	/SF	(\$681,060)
Base Bid Savings From Tax Exemption				(\$313,538)			
TOTAL				\$12,994,031			
Alternates							
		Add Curtainwall At Pool		\$223,865			
		Flyash for Paving Area - 1'		\$131,000			
		Add 2nd Racquetball Court		\$144,985			



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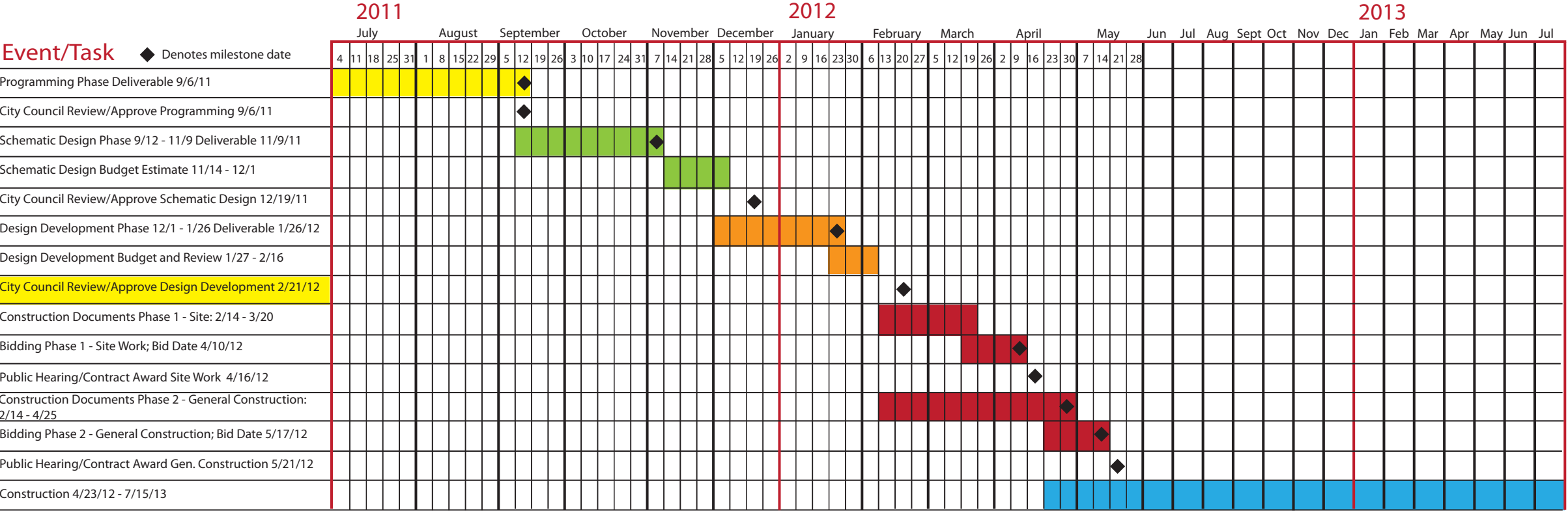
Hoss & Brown Engineers, Inc.

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Water's Edge Aquatic Design

Design Development
02-21-2012

Construction Cost
Estimate



Key Dates:

Phase 1 Site Work
Bid Date April 10, 2012
Council Award of Contract April 16, 2012

Phase 2 General Construction
Bid Date May 17, 2012
Council Award of Contract May 21, 2012



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Project Schedule